

FREEHOLD FOR SALE

0.90 ACRES (0.36 HA)

UNCONDITIONAL OFFERS INVITED

- Excellent village location in Wareside, Ware
- Rare Residential redevelopment opportunity STP
- Brownfield – previously developed land with buildings
- A10 (3.5 miles); M25 J25 (11.8 miles); M11 J7 (11 miles)
- Ware (2.4 miles); Sawbridgeworth (9.9 miles); Hertford (28 miles); London Stansted Airport (15.8 miles)



POTENTIAL FOR RESIDENTIAL REDEVELOPMENT OPPORTUNITY

Land and buildings at Wareside School, Wareside, SG12 7QR

Contact: Nathan Andrews or Alex Jenden
Tel: 01908 678 800
eddisons.com



Location

The site is in the delightful small village of Wareside in Hertfordshire. Wareside benefits from the well-regarded public house, The Chequers Inn and community hall. Nearby in Ware are excellent facilities providing independent and chain retail, food and leisure shops.

Ware is well connected to transport infrastructure, making the area highly desirable. Connections include:

- A10 – 3.5 miles
- M25 J25 – 11.8 miles
- M11 J7 – 11 miles

The nearest station is Ware, 2.8 miles from the site which runs frequent services into London Liverpool Street (approximately 45 mins) providing an easy commute for residents.

Liverpool Street provides access to the Elizabeth Line, Weaver Line, Greater Anglia and Stansted Express.

The site has good connectivity to London Stansted Airport (33 mins).



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The Site

The site is a rectangular shaped parcel of land measuring 0.9 acres of previously developed land. The site includes former education buildings, suitable for conversion (subject to planning) and a Grade 2 listed residential dwelling in need of refurbishment. A heritage assessment has been undertaken reviewing the scope for redevelopment and is included within the information pack. The plot is adjacent to existing residential dwellings. To the northern part of the site is an area of hardstanding associated with the existing use as a preparatory school.

The school and residential property is vacant and has been closed since 31 August 2022.

The parcel is considered a brownfield development opportunity for residential use on a subject to planning basis.

The site is well located to nearby local schools all within 5 miles and a 10-minute drive:

- Hunsdon Junior Mixed and Infant School (Ofsted Outstanding)
- Predales School Secondary (Ofsted Outstanding)
- The Chauncy School (Secondary) (Ofsted Outstanding)

Planning Position

The property is not formally designated under the East Hertfordshire Local Plan and is outside of the Wareside Conservation Area. The parcel is immediately adjacent to a number of private residential dwellings.

There are no TPO's onsite.

East Hertfordshire Council are currently in the early stages of reviewing their local plan. Final adoption is expected by June 2028.

Development Opportunity

The site provides a redevelopment opportunity of a brownfield site in a desirable residential location in Hertfordshire. The land and buildings presents an opportunity to deliver a small private residential scheme with conversion potential of the existing building and further development within the land holding. The premises provide approximately 4,187 sqft GIA (389 sqm) of education floor space. The residential property measures approximately 1,657 sqft GIA (154 sqm).

The site is unconstrained by planning policy as it is not subject to a Greenbelt designation and is not located within a Conservation Area. The site falls within Floodzone 1 and at low risk of surface water flooding.



Access

The site is accessed off the road north of the B1004 which forms part of the adopted highway.

Services

Services are assumed to be available in the adjacent highway.

EPC

The EPC rating expired in February 2025 and was band G (commercial). The residential EPC rating is band E, expiring in October 2018.

Rateable Value

The rateable value for the property is £9,000 (1st April 2026 to present).

Information Pack

Please contact the agents for the information pack.

VAT

The site is not elected for VAT and will not be charged on the sale price.

Viewing

Access onto the site is strictly by prior appointment only with Kirkby Diamond on the advertised viewing days.

Tenure

The freehold interest is being offered for sale with vacant possession, inviting unconditional offers.

Marketing and Offers

The site is to be sold by informal tender. Unconditional offers are invited and are to be submitted by the advertised bid deadline. The vendor maintains the right to not accept the highest or any offer received.

Questions should be sent to:

NATHAN ANDREWS

[01908 208 847 nathan.andrews@eddisons.com](mailto:nathan.andrews@eddisons.com)

ALEX JENDEN

[01908 015 624 alex.jenden@eddisons.com](mailto:alex.jenden@eddisons.com)

